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Vol. M87 Page 5141

BARGAIN AND SALE DEED

KEY TITLE COMPANY, as Interim Loan Servicing Trustee, GRANTOR

Conveys to

**MICHAEL B. BATLAN, as Receiver for Real Estate Loan Fund Oreg. Ltd., and,
as Successor Trustee, GRANTEE**

All the following described real property:

PARCEL 1:

The Easterly 142.5 feet of Block 50A, all of Blocks 50B, 59B, 59A, 59C, 60A, and 60B, in East Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, saving and excepting therefrom those portions thereof conveyed to Lost River Cemetery Association, Inc., by Deed recorded December 16, 1949 in Deed Volume 236, Page 572, Records of Klamath County, Oregon.

PARCEL 2:

A parcel of land located in the SEw of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the point of intersection of the Easterly line of West Park Street of East Bonanza, Oregon, with the South line of Section 10, T. 39 S., R. 11 E. W. M., said point of beginning being 1890 feet West of the Southeast corner of said Section 10; thence North along the East line of said West Park Street, 810 feet to a point; thence East at right angles to West Park Street, 250 feet to a point; thence North 30 feet to a point; thence East 80 feet to a point; thence South 30 feet to a point; thence East 70 feet to a point; thence South 300 feet to a point; thence East 290 feet to a point; thence South 510 feet, more or less to the Southerly line of said Section 10; thence West along said Section line 690 feet more or less to the point of beginning.

PARCEL 3:

A parcel of land situate in the NEwNEw of Section 15, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the North line of Section 15, T. 39 S., R. 11 E. W. M. from which the Northeast corner of said Section 15 bears South 89° 06' 20" East 531.7 feet distant; thence South 0° 05' 30" East 184.55 feet to an iron pin; thence North 89° 40' 50" West 788.4 feet to an iron pin; thence North 0° 08' 40" East 192.45 feet, more or less, to a point on the North line of said Section 15; thence South 89° 06' 20" East 787.7 feet, more or less along the North line of said Section 15, to the point of beginning.

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The true and actual consideration for this transfer is satisfaction of duties as trustee.

ORS 93.040(1) requires that the following statement be included in the body of an instrument transferring or contracting to transfer fee title to real property: This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

UNTIL FURTHER NOTICE, ALL TAX STATEMENTS ARE TO BE SENT TO:
REAL ESTATE LOAN FUND, OREG. LTD.
P. O. Box 3729
Salem, OR 97302

AFTER COMPLETING OF RECORDING, RETURN TO:
REAL ESTATE LOAN FUND, OREG. LTD.
P. O. Box 3729
Salem, OR 97302

Dated this 25 day of March, 1987.

KEY TITLE COMPANY
By: [Signature]
Its: Vice-President

STATE OF OREGON
COUNTY OF MARION } ss.

PERSONALLY appeared before me this 25 day of March, 1987, the above-named Donna J. Devine, the Vice-President of Key Title Company and acknowledged the foregoing instrument to be voluntary act and deed.



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-14-88

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of March A.D., 19 87 at 11:17 o'clock A M., and duly recorded in Vol. M87 day
of _____ Deeds on Page 5141

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]